

COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

MEMORANDUM

DATE: May 31, 2011

TO: Lauren Murphy, Project Manager

FROM: Brian Fish, Planner, Zoning

THROUGH: Mark Stultz, Assistant Zoning Administrator

CASE NUMBER AND NAME: CAPP-2011-0010, William and Susan McGuire

TAX MAP/PARCEL NUMBER: /28/A/1/A//19/

PIN/MCPI: 303-26-6235

Staff has reviewed the referral materials for a proposed iron railing to be added to an existing single-family detached dwelling in the Waterford Historic District, to be heard at the June 13, 2011 meeting of the Historic District Review Committee. The property is zoned RC (Rural Commercial) under the *Revised 1993 Loudoun County Zoning Ordinance* ("Ordinance"), and contains 0.21 acres. The property is also located within the Waterford Village Conservation Overlay District (VCOD), and is therefore subject to the standards contained in Section 4-2100 of the Ordinance. The subject property has common boundaries with 5 other properties, four of which are in the RC District and one property that is split-zoned RC and CR-1 (Countryside Residential – 1).

The subject property does not meet the Ordinance requirements for minimum lot size in the RC zoning district. However, due to the age of the property it is presumed to be a legally nonconforming lot, subject to the terms and conditions contained in Section 1-404 of the Ordinance. Section 1-404 states, in part, that "if a lot was recorded prior to the effective date of this Zoning Ordinance... then such lot may be used for any use permitted in the Zoning District in which it is located even though it does not meet the lot requirements of the district, provided all other regulations of this Ordinance can be satisfied." Therefore, there are no Zoning issues with this application.